| 108.0 | 0002 | 0037.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 940,800 / 940,800 |
| | | | | | USE VALUE: | 940,800 / 940,800 |
| | | | | | ASSESSED: | 940,800 / 940,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 75 | | TOMAHAWK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MARCH JUDITH |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 75 TOMAHAWK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 9,650 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1809 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9650.000 | 434,100 | 10,100 | 496,600 | 940,800 |
| Total Card | 0.222 | 434,100 | 10,100 | 496,600 | 940,800 |
| Total Parcel | 0.222 | 434,100 | 10,100 | 496,600 | 940,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.07 | /Parcel: 520.0

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 69222

**GIS Ref**

**GIS Ref**

**Insp Date** 08/21/18

!8501!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0037.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 434,100 | 10100 | 9,650. | 496,700 | 940,900 | 940,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 347,800 | 10700 | 9,650. | 496,700 | 855,200 | 855,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 402,800 | 10700 | 9,650. | 425,700 | 839,200 | 839,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 402,800 | 10700 | 9,650. | 397,300 | 810,800 | 810,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 402,800 | 10700 | 9,650. | 340,600 | 754,100 | 754,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 333,000 | 11100 | 9,650. | 305,100 | 649,200 | 649,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 330,500 | 11100 | 9,650. | 282,400 | 624,000 | 624,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 330,500 | 11100 | 9,650. | 269,300 | 610,900 | 610,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:04:25 |

**LAST REV**

| Date | Time |
|---|---|
| 08/29/18 | 11:57:13 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8501

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 15471-295 | | 3/1/1984 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 69222 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/9/2016 | 1379 | Alterati | 104,558 | C | | | | |
| 7/8/2013 | 1015 | Redo Kit | 25,855 | C | | | | |
| 5/12/2011 | 435 | Redo Bat | 15,450 | | | | | |
| 10/15/2010 | 2133 | Redo Bat | 14,280 | | | | | |
| 11/1/2001 | 857 | New Wind | 6,000 | C | | | | 10 REPLACEMENT WIN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/21/2018 | MEAS&NOTICE | CC | Chris C |
| 5/2/2014 | | PC | PHIL C |
| 2/25/2014 | Info Fm Prmt | EMK | Ellen K |
| 5/29/2009 | Measured | 189 | PATRIOT |
| 10/27/1999 | Meas/Inspect | 256 | PATRIOT |
| 12/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9650 | | Sq. Ft. | Site | | 0 | 70. | 0.74 | 4 | | | | | | | | | 496,648 | | | | | | 496,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.22153 | Total SF/SM: | 9650 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 496,648 | Spl Credit | | Total: | 496,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 20 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1962 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 6 - Ceramic Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.01575732 |
| Adj $ / SQ: | 130.271 |
| Other Features: | 124000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 455029 |
| Depreciation: | 20931 |
| Depreciated Total: | 434098 |

## COMMENTS

643-1118.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | | BRs: 4 | | | | Baths: 1 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

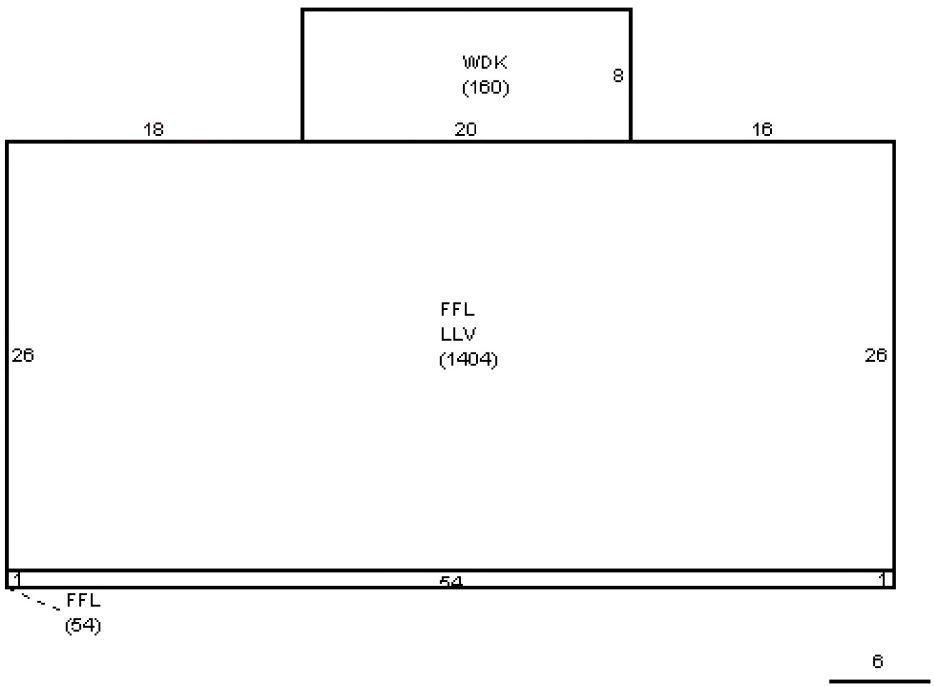
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 143.30 |
| Special Features: | 0 | Val/Su Net: | 143.65 |
| Final Total: | 434100 | Val/Su SzAd | 297.74 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,458 | 130.270 | 189,935 |
| LLV | Lower Level | 1,404 | 69.610 | 97,737 |
| WDK | Deck | 160 | 12.440 | 1,991 |
| | Net Sketched Area: | 3,022 | Total: | 289,663 |
| Size Ad | 1458 | Gross Are | 3022 | FinArea 1809 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 25 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 108.0-0002-0037.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | Pool-Gunite | D | Y | 1 | 20X40 | A | AV | 1970 | 20.84 | T | 39.2 | 101 | | | 10,100 | | | 10,100 |

| More: | N | Total Yard Items: | 10,100 | Total Special Featues: | | Total: | 10,100 |
|---|---|---|---|---|---|---|---|